

Granby Affordable Housing Plan

FAQ

Why is Granby creating an affordable housing plan?

It is required. The Connecticut State Legislature passed Connecticut General Statutes Section 8-30j, which requires each municipality in the State to prepare and adopt an affordable housing plan. The plan shall specify how the municipality intends to increase the number of affordable housing developments. All municipalities must have a plan adopted by June 2022. Once adopted, the plan is to be updated at least once every five years. There is no provision allowing municipalities to opt out of preparing a plan.

What is affordable housing?

Affordable housing is housing which is priced so that people earning 80% or less of the area median income spend no more than 30% of their income on housing. This is based on household size and incomes are adjusted annually. For example, a single person in Granby needs to make about \$58,000 or less to qualify for affordable housing.

What is an affordable monthly payment for housing?

Guidelines to determine affordability are set by the Connecticut Department of Housing. Spending no more than 30% of your income on housing is considered affordable. For example, a single person in Granby can afford to spend \$1,460 per month on housing (earning \$58,408 x 30% = \$17,522 ÷ 12 = \$1,460 per month).

Affordable Monthly Housing Cost based on Household Size

| Household Size | 80% AMI | 30% Share for Housing | Monthly Housing Cost |
|----------------|----------|-----------------------|----------------------|
| 1 | \$58,408 | \$17,522 | \$1,460 |
| 2 | \$66,752 | \$20,025 | \$1,668 |
| 3 | \$75,096 | \$22,523 | \$1,877 |
| 4 | \$83,440 | \$25,032 | \$2,086 |
| 5 | \$90,115 | \$27,034 | \$2,252 |

What are the different types of affordable housing?

Affordable housing comes in many different forms. It can be privately owned or rented. It can be single-family houses, townhouses, duplexes, or an apartment in a larger development.

Is there currently affordable housing in Granby?

Yes. There are 143 affordable housing units in Granby, which is 3.28% of Granby's housing stock. These units are encumbered in some way to rent or sell at an affordable level. There is also some naturally occurring affordable housing. This is market-rate housing that sells or rents at an affordable rate. There is no guarantee naturally occurring affordable housing will remain affordable in the future.

Why do we need affordable housing then?

Connecticut General Statutes Section 8-30g sets a target of 10% affordable housing in each municipality. Only housing that is encumbered in some way to rent or sell at an affordable level count toward the 10%. Granby does not meet the 10% threshold for affordable housing.

Furthermore, data show 22% of Granby households are cost burdened, which means they are spending more than 30% of their income on housing.

Where will affordable housing be constructed in Granby?

It is not the intent of the plan to identify specific properties or sites to be developed for affordable housing. The purpose of the plan is to outline ways Granby can increase affordable housing. The recommendations outlined in the plan will require further review and study by other Boards and Commissions to decide which recommendations should be pursued.

Who approves development of affordable housing in Granby?

Any modification or construction of housing must seek the approval from various boards and commissions including Inland Wetlands and Watercourses Commission and the Planning and Zoning Commission. The process must follow established regulations and ordinances.

Will affordable housing destroy the rural nature of Granby?

Approximately 40% of Granby is set aside as conserved or protected open space and cannot be developed. Affordable housing can be designed to be indistinguishable from market rate-housing.

Who do I contact if I still have questions?

If you have questions about the Plan, please contact the Community Development Department at 860-844-5319.

All residents are encouraged to review the draft plan in its entirety.

It is posted on the Town's website here:

https://www.granby-ct.gov/sites/g/files/vyhlif3171/f/uploads/draft_plan_rev_feb_18_2022_0.pdf

or a hard copy may be obtained by contacting the Community Development Department within the Town Hall by calling 860-844-5319.

Public comments on the draft plan will be received by the Affordable Housing Plan Committee at their meeting on March 24th. The meeting will be at 5 PM in the Town Hall Meeting Room and will also be available via Zoom.

The Committee will meet again on March 31st at 5 PM in the Town Hall Meeting Room to review the public comments and discuss any changes to the plan.